

**AGENDA FOR MEETING 1592  
NEW HAVEN CITY PLAN COMMISSION  
Wednesday, September 22, 2021 at 6:00 PM  
WEB-BASED MEETING HOSTED ON ZOOM**

**LINK:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

**Passcode:** Planning2

^ Item expected to be tabled  
\*Item to be removed from table

**To view meeting materials, visit:**

<https://city-plan-commission-newhavenct.hub.arcgis.com/pages/september-15-2021-meeting>

**SITE PLAN REVIEWS**

- 1589-03\***      **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Site Plan Review, Coastal Site Plan Review for the rehabilitation and relocation of two existing historic buildings as well as the construction of three new buildings in the Marine Commercial (BC) zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm.)
- 1592-03**      **576, 560, and 530 QUINNIPIAC AVENUE.** Flood Damage Prevention Ordinance Variance to construct an Oyster Hatchery with wet flood proofing for a functionally dependent aquaculture use below the Base Flood Elevation. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm.)
- 1592-01**      **190 RIVER STREET.** Site Plan Review, Coastal Site Plan Review for construction of a brewery within an existing building with associated site improvements in an IL zone. (Owner: City of New Haven; Agent: Graham Curtis, Applicant: John Krezewski of Armada Brewing)
- 1592-02**      **208, 212, 216 CROWN STREET.** Site Plan Review for a conversion with adaptive reuse of 216 Crown Street to a residential and new construction of residential and commercial use on the existing 208 and 212 parcels in the Central Business (BD) District. (Owner/Applicant: 210 Crown Street LLC., RVRM Enterprises LLC.; Agent: Attorney Ben Trachten of Trachten Law Firm LLC.)
- 1592-04**      **TWEED-NEW HAVEN AIRPORT WEST TERMINAL IMPROVEMENTS**  
Locations; 51 SOUTH END RD, URIAH ST, SOUTH END RD, SOUTH END RD, MORRIS CSWY, 191 BURR ST, 269 BURR ST, 353 BURR ST, 425 DODGE AV  
(Map, Block, Lot and Unit numbers: 013 0853 00400, 014 0853 02700, 014 0853 02800, 014 0853 02900, 015 0875 00100, 019 0900 00100, 019 0900 00200, 020 0900 00100, 020 0900 00200, 028 0900 00100) Flood Damage Prevention Ordinance Variance to install non-floodproofed temporary modular trailers below the Base Flood Elevation. (Owner: The City of New Haven; Applicant: Jeremy Nielson of Avports LLC.; Agent: Joseph P Williams of Shipman & Goodwin LLP.)

**PUBLIC HEARINGS (start at 7 PM)**

- 1589-06\***      **576, 560, 536 and 530 QUINNIPIAC AVENUE.** Special Permit Application for the operation of an oyster farm within the Marine Commercial (BC) Zone. (Owner: JB Aquaculture LLC.; Applicant/Agent: Bernard Pellegrino, Esq. of Pellegrino Law Firm.)

**BOARD OF ALDER REFERRALS**

- 1592-05**      **ORDER OF THE BOARD OF ALDERS-** Approving (1) a thirty-five (35) year partnership lease operating and funding agreement with the State Of Connecticut Department of Transportation for the management and operation of the New Haven Union Station and State Street Station Campus; (2) the initial capital partnership agreement of the campus; and (3) approving an agreement with The New Haven Parking Authority to manage day to day operation of The New Haven Union Station and State Street Station Campus. (Submitted by: Michael Piscitelli, Economic Development Administrator)
- 1589-07**      **ORDER OF THE BOARD OF ALDERS** Approving a fee schedule and accounting for the Canal Dock Boathouse. The Board of Alders seeks a report from the City Planning Commission. (Submitted by: Anne Hartjen, City Plan Department)
- 1590-05**      **ORDER OF THE BOARD OF ALDERS** Designating the corner of Woodward Avenue and Tuttle Street as “Salvatore Punzo, Sr. Corner” to honor Salvatore Punzo, Sr. for his outstanding contributions in educating and working with our city’s young people. (Submitted by: Salvatore E. Decola Alder, Ward 18, Jody Ortiz, Alder, Ward 17 and Alphonse Paolillo, Jr., State Representative, 97th District)
- 1590-06**      **ORDER OF THE BOARD OF ALDERS** Ordinance Amendment to Chapter 13 of the New Haven Code of Ordinances, establishing a vacant building registration program as part of the Fire Code. (Submitted by: John Alston, Chief, New Haven Fire Department)
- 1590-07**      **ORDER OF THE BOARD OF ALDERS** Authorizing The Mayor To Accept Cares Act Funding Awarded By The US Department Of Housing And Urban Development Community Development Block Grant Corona Virus (CDBG-Cv3) Funds. (Submitted by: Michael Gormany, Acting Budget Director, City of New Haven)
- 1592-06**      **ORDER OF THE BOARD OF ALDER** Authorizing the Mayor of the City of New Haven to Apply for and accept a Healthy Homes Production grant from the US Department of Housing and Urban development in the amount of \$2,000,000 for the period of October 27, 2021 to April 27, 2025 and to take a comprehensive approach to addressing multiple childhood diseases and injuries in the home by focusing on housing-related hazards in a coordinated fashion and to execute, acknowledge, implement and deliver any and all documents as may be considered necessary or appropriate with respect thereto. (Submitted by: Maritza Bond, Director of Department of Health)

- 1590-08**      **ORDER OF THE BOARD OF ALDERS** Approving an agreement with Wonderland of Ice Associates for the management, operation and maintenance of The Walker Ice Rink at Blake Field. (Submitted by: Rebecca Bombero, Chief Administrators Office, City of New Haven)

### **PROPERTY ACQUISITION & DISPOSITION COMMITTEE REFERRALS**

- 1590-10**      **136 HEMINGWAY STREET** (MBLU: 116 1033 01200) Disposition of 136 Hemingway Street for the construction of approximately 30 dwelling units of affordable housing subject to Zoning approval. Located in the PDU-80 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

### **CRS PROGRAM FOR PUBLIC INFORMATION COMMITTEE ACTION**

- 1592-07**      **RESOLUTION OF THE CITY PLAN COMMISSION** Adoption of the Revised Program for Public Information (PPI) an element of Federal Emergency Management Agency (FEMA)'s Community Rating System (CRS) program.

### **ADMINISTRATIVE SITE PLAN REVIEW**

- 1526-02A3**      **138 CLINTON AVENUE.** Administrative Site Plan Review for minor changes to previously approved site plan for the Mary Wade Home. (Owner: Mary Wade Homes; Applicant/Agent: Martinez Couch & Associates, LCC)

#### **NOTE:**

Next Regular Meeting of the City Plan Commission:

Wednesday, October 20, 2021 at 6:00 PM (Submission deadline: September 16, 2021 by 12:00 PM)

#### **NOTE:**

The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 24 hours before the meeting time.

#### **NOTE:**

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

*The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats/languages or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7833, or TTY(203)946-8582. Individuals who require language interpretation services, please email CPC@newhavenct.gov.*

**HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:**

**1. Click this link:**

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

**Passcode:** Planning2

**2. Or dial in by phone:**

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**VISIT THE COMMISSION'S WEBPAGE: <https://cityplancommission.newhavenct.gov>**